

# RESIDENTIAL PROPERTY RECORD CARD

# CITY OF SPRINGFIELD

**Situs: 71 WEXFORD ST**

**Map ID: 122030024**

Class: Single Family Residence

Card: 1 of 1

Tax year 2016

## Current Owner

SENEZ JOEL THOMAS &  
NAOMI SONHAE

71 WEXFORD ST

SPRINGFIELD  
MA 01118

## General Information

Living Units 1  
Neighborhood 1335  
Alternate Id  
Vol/Pg  
District COS  
Zoning R1  
Class RESIDENTIAL



## Land Information

Type	Size	Influence Factors	Influence %	Value
PRIMARY SQUARE FOOT	6,276			36,080
Total Acres: 0.1441				

## Permit Information

Date Issued	Number	Price	Purpose	% Complete

## Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	36,100	36,100	36,100	0	36,100
Building	152,700	161,300	170,600	0	161,300
Total	188,800	197,400	206,700	0	197,400

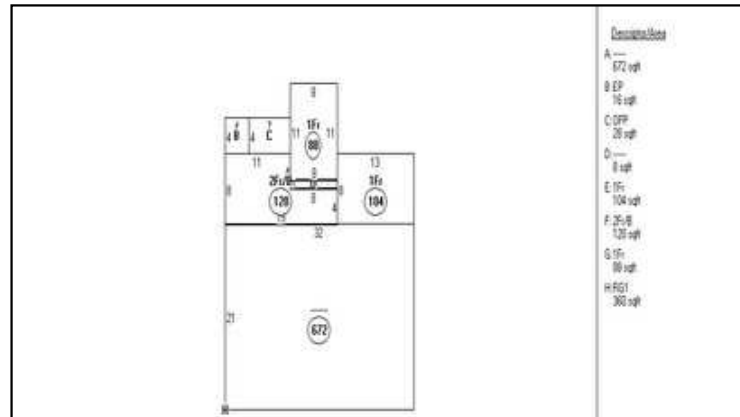
Value Flag MARKET APPROACH

## Sales / Ownership History

Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2012-10-01	170,000	LAND + BLDG	19474/220	SENEZ JOEL THOMAS & NAOMI SONHAE	GRIMALDI THOMAS C & PHYLLIS D

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<b>Dwelling Information</b>			
Style COLONIAL		Year Built 1930	
Story height 2.00		Eff Year Built 0	
Attic UNFIN		Ground Floor 672	
Exterior Walls BRICK		Area	
Masonry Trim		Amenities	
Color NATURAL		Total Living 1,784	
		Area	
<b>Basement</b>			
Basement FULL		Car Bsmt Gar 0	
FBLA Size		FBLA Type	
Rec Rm Size		Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type BASIC		Stacks 1	
Fuel Type OIL		Openings 1	
System Type STEAM		Pre-Fab 0	
<b>Room Detail</b>			
Bedrooms 3		Full Baths 1	
Family Rooms 1		Half Baths 1	
Kitchens		Extra Fixtures 0	
Total Rooms 8			
Kitchen Type		Bath Type	
Kitchen Remod NO		Bath Remod NO	
<b>Adjustments</b>			
Int vs Ext SAME		Unfinished Area 0	
Cathedral Ceiling		Unheated	
<b>Grade &amp; Depreciation</b>			
Grade C+		Market Adj 0.00	
Condition AVERAGE		Functional	
CDU GOOD		Economic	
Cost & Design		% Good Ovr	
% Complete			



Outbuilding Data						
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area Grade
1	GARAGE - WD/CB	1930	18	20	1.00	360 C

Comparable Sales Summary						
Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade
063600075	2013-06-14	163,000	1,664	5	1925	C+
063600063	2013-03-08	162,000	1,723	5	1928	C+
025900056	2013-02-28	196,500	1,708	5	1950	C+
096500017	2013-04-17	151,250	1,968	5	1930	C+
122030014	2013-09-06	168,500	1,734	5	1928	C+